



Planning Department

TOWN OF ACTON
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MEMORANDUM

To: Board of Selectmen

Date: June 1, 2016

From: Robert Hummel, Assistant Town Planner **RH**

Subject: Site Plan Special Permit #04/22/16 – 462 (429 Great Road)

Applicant: Country Properties, LLC (Bertolami)

Property Owner: Country Properties, LLC

Location: 429 Great Road

Map/Parcel: C5-67

Zoning: LB, Groundwater Protection District Zone 3 and 4.

Proposed Net Floor Area: 8,856 Square Feet

Proposed Floor Area Ratio (FAR): .175

Proposed Use: Vehicle Sales and Vehicle Service Station

Hearing Date: June 6, 2016

Decision Due Date: September 4, 2016

Background

This application is for a Site Plan Special Permit for 429 Great Road under the Zoning Bylaw (hereinafter ZBL) Section 10.4. The Applicant proposes an 8,856 square foot Vehicle Sales and Vehicle Service Station and an associate structured parking lot located under the proposed building. The proposed uses are allowed by-right under the ZBL, but it requires Site Plan Special Permit approval under Section 10.4. The Applicant received a variance from the Zoning Board of Appeal in 2015 to locate his proposed building 15.3 feet from the street rather than the required 75 foot setback required under Section 5 of the ZBL.

Comments

1. The proposed Site Plan meets the front, side and rear yard setback requirements for the LB zoning district with the approved variance from the ZBA.
2. The Site Plan meets the 50% open space requirement for the LB zoning district.
3. The proposed FAR of 0.175 does not exceed the max FAR of 0.20 in this zoning district.
4. The proposed Site Plan meets the minimum parking requirements for both Vehicle Sales and Vehicle Service Station uses (16 spaces).¹
 - a. The maximum number of parking space calculated per ZBL 5.4.6. is 16 spaces.
5. The Site Plan shows 2 bicycle parking spaces, which is the minimum required under Section 6.3.7 in the ZBL.

¹ The minimum parking spaces are based on the parking schedule requirements for (1) Vehicle Service Bays, including ancillary facilities, and (2) the total Net Floor Area dedicated to Vehicle Retail sales

6. In all other respects, the proposed parking lot dimensions comply with Section 6.5 in the ZBL.
7. There is a 10 foot perimeter parking lot landscape area shown on the plans; which is not required in this location.
8. A proposed sidewalk in front of the building is shown on the Site Plan to be constructed.
9. The Applicant has provided a lighting plan and it complies with the total wattage allowed on site.
10. On the lighting plan, there is no lighting shown for the front sidewalk and entrance of the building.
11. Since the proposed building will produce less than 30 trips in a peak hour and less than 400 trips on a weekday, this project is not subject to traffic impact study.
12. The Applicant has indicated on the Site Plan a proposed location for a freestanding sign. This is good site planning. However, there is no authority under site plan to approve signage. The Applicant would be advised to contact the Planning Department for a sign application upon the approval of this Site Plan Special Permit. The applicant has not yet filed for a dealership license with the Board of Selectmen.
13. The Applicant has filed a demolition permit with the Building Department. The building is not on the Town's Cultural Resource list.
14. Interdepartmental comments were gathered for this Site Plan Special Permit request. The Design Review Board made note of a structural issue that they had with the submitted plans. To clear up that issue, the applicant should explain the height of foundation exposure on the building side facing Great Road.

Recommendation:

The Planning Department has no objections to the Site Plan Special Permit request as shown on the plans. A draft decision is attached for your review.